



City of Twin Falls Rezone to a ZDA Application

P.O. Box 1907
203 Main Ave E
Twin Falls, ID 83303
Phone: 208-735-7267
tfplanning@tfid.org

Received Date: _____

Application No.: _____

Application Fee: **\$1500 Paid:** _____

A. Applicant Information

Name: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

B. Property Owner Information (if different than Applicant)

Name: _____

Phone: _____ Email: _____

C. Representative Information

Name: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

D. Property Information

- Project Site Address: _____
- Parcel ID: _____
- Proposed Land Use: _____
- Total Land Area: _____
- Current Zoning District: _____
- Present Use of Property: _____

The following items must be included with the application at the time of submission.

E. Submittal Requirements

- **Proof of Property Control** (provide one of the following)
 - Deed
 - Lease Agreement
 - Written Consent
 - Executed Earnest Money Agreement (signed by buyer and seller)
 - Signed legal interest/acknowledgement of all owners in the original ZDA boundary.
- **Written detailed explanation** of the reason for the request, the zoning designation being proposed, the compatibility with the comprehensive plan along with the surrounding zoning designations.
- **Development Agreement (10-2-5-E-5)** declaring and outlining the requested underlying zone(s).
 - List of all requested variations from the standard requirements.
 - Deviations from the zoning requirements such as uses, setbacks, heights, lot coverage, etc.
 - Infrastructure improvements such as roads, utilities, and public facilities.
 - Contributions or improvements for the overall public benefit such as open spaces, parks, etc.
 - Expected timeline of development with start and completion date.
- **ZDA Master Conceptual Development Plan (10-2-5-E-6)** illustrating the standards contained therein, showing the applicant's intent for the use(s) of the land within the proposed ZDA in a visual manner.
 - **Required elements:**
 - Proposed general land use(s).
 - Public/Private Streets & Access
 - Preliminary Residential lot arrangements and dwelling unit count
 - Preliminary Commercial building arrangements and building coverage of the site.
 - Landscaped areas.
 - Color renderings or elevations to illustrate proposed architectural standards or requirements.
 - Parking areas.
 - Exterior boundary setbacks.
 - **Items to consider:**
 - Storm drainage.
 - Supporting text further explaining the plan characteristics.
 - Access to sidewalks and trails.
 - Parks and open space location and size.
 - Topography.
 - Easements.
- **Legal metes and bounds description**, prepared and stamped by a **Professional Land Surveyor is required.**
- **Public Notification Materials**

A property owner list must be provided and contain the names and addresses of all property owners within the specified radius of the subject property perimeter as listed below. This list may be obtained from one of the following:

 - Twin Falls County Assessor's Office

- A Title Company of your choice

Zoning District of Subject Property

AG, RR, TN-1, TN-2, OS
TN-3, AP, CC, COM, MU, CMT, CSI
IND-1, IND-2

Notification Distance

500 FT
750 FT
1000 FT

The Planning & Zoning Director may require notification to additional areas which may be impacted by the proposed change.

Applicant Acknowledgement

I certify that the information provided in this application, and all submitted material is accurate and complete to the best of my knowledge.

Applicant/Signature: _____

Printed Name: _____ Date: _____

Incomplete applications will not be accepted or scheduled for review

Refund Policy

A refund for a portion of the application fee may be granted, provided a **written request** is made by the applicant, requesting the withdrawal of the application, and is subject to the guidelines listed below:

- **85%** of the application fee may be refunded if no staff application review has been conducted.
- **50%** of the application fee may be refunded once staff review has been conducted.
(within 35 days of Public Hearing)
- **No** refund for permit applications withdrawn after the Public Hearing Agenda has been posted or within 48 hours of the Public Hearing

Application and Decision Process Public Hearings

1. Contact the Planning & Zoning Department (735-7267 or 203 Main Avenue East) to confirm zoning requirements and procedures.
2. Submit a complete application with required attachments and fees (Milestone 1).
3. Staff reviews the application and requests additional information if needed.
4. Once deemed complete, staff schedules the request for a public hearing (Milestone 2).
5. Staff will publish the public hearing notice in the *Times News* and email a Public Notice Packet to the applicant.
6. The applicant mails notice letters to required property owners, posts the notice sign, and submits a signed Affidavit of Mailing and Posting by the deadline. (*Failure to comply will result in removal from the agenda.*)
7. Staff will generate a staff report and analysis of the request with recommendations.
8. The staff report will be emailed to the applicant prior to the hearing (Milestone 3).
9. The Planning & Zoning Commission will hold a public hearing and consider the staff, applicants, and public testimony prior to deliberation.
10. The Commission deliberates and makes a final decision or forwards their recommendation to the City Council.
11. Recommendations forwarded to the City Council repeat the public notice process for public hearings.
12. The City Council holds a public hearing and makes a final decision based on the record, testimony and recommendations.
13. Commission decisions may be appealed to the City Council within 15 days of action by submitting a completed appeal application and fee.
14. Upon appeal, the City Council schedules a public hearing and may uphold, conditionally uphold, or overrule the decision.